

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Francis X. Cuddy, Development Administrator
DATE: ~~December 7, 1967~~ DEC 8 1967
SUBJECT: ZONING REFERRALS

Petition # Z-981
The President & Fellow's
of Harvard College
841 Huntington Avenue
Roxbury

Petitioner seeks a Forbidden Use and a variance of parking within five feet of lot line to use premises for 1127 parking spaces in an Apartment (H-1) District. The Fenway and Transportation staffs oppose the proposal as submitted. Additional means of entrance and egress should be provided to relieve the serious traffic congestion existing on Huntington Avenue. Petitioner should comply with front and side yard requirements. Recommend denial as submitted.

VOTED: That in connection with Petition # Z-981, brought by the President and Fellows of Harvard College, 841 Huntington Avenue, Roxbury, for a Forbidden Use and a variance of parking within five feet of lot line to use premises for 1127 employees parking spaces in an Apartment (H-1) District, the Boston Redevelopment Authority is opposed to the granting of the petition as submitted. Additional means of entrance and egress should be provided to relieve the serious traffic congestion existing on Huntington Avenue. The petitioner should comply with front and side yard requirements.

Petition #Z-983
Leo Darish
111-145 Cambridge Street
Charlestown

Petitioner seeks a Condition Use to erect a gasoline service station in a General Business (B-1) District. A two-car repair shop exists at the site. The proposal is a reasonable use of land. The Charlestown staff reports favorably and approval is recommended.

VOTED: That in connection with Petition #Z-983, brought by Leo Darish, 111-145 Cambridge Street, Charlestown, for a Conditional Use to erect a gasoline service station in a General Business (B-1) District, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal is a reasonable use of land beneficial to the surrounding neighborhood.

Petition #Z-984
Charl-Marc Corporation
4172 Washington Street
Roslindale

Petitioner seeks two Dimensional Variances to provide an addition to a bakery in a Local Business (L-.5) District. The property is located near Roslindale Square. The Authority approved the initial request for expansion in July and the Board of Appeal concurred. The proposal will not adversely affect the area. Approval is recommended.

VOTED: That in connection with Petition #Z-984, brought by Charl-Marc Corporation, 4172 Washington Street, Roslindale, for two Dimensional variances to provide an addition to a bakery in a Local Business (L-.5) District, the Boston Redevelopment Authority has no objection to the granting of the petition. The expansion will not adversely affect the character of the area.

Petition # Z-985 - 986
Clark Moving Company
18 Estrella Street &
4 Wyman Place, Roxbury

Petitioner seeks two Forbidden Uses and several dimensional variances to park automobiles and trucks for a fee in a Residential (R-.8) District. The land is presently being used by the petitioner for this purpose under a license issued by the City. Renewal of the license will continue to provide some relief of on street parking in the neighborhood. Recommend approval.

VOTED: That in connection with Petition # Z-985-986, brought by Clark Moving Company, 18 Estrella Street and 4 Wyman Place, Roxbury, for two Forbidden Uses and several dimensional variances to park automobiles and trucks for a fee in a Residential (R-.8) District, the Boston Redevelopment Authority has no objection to the granting of the petition. Continuation of this use and renewal of the license will provide some relief to the on street parking problems of the area.

Petition #Z-987
Portia Law School
303 Commonwealth Avenue
Boston

Petitioner seeks a variance of off street parking not provided to change occupancy from a one family to classrooms for adults in an Apartment (H-5) District. The Fenway and Transportation staffs report opposition.

The proposed use is conditional in this district and would further encroach upon the residential character of this area. Furthermore, insufficient off street parking would create an additional burden on an existing heavily congested area.

VOTED: That in connection with Petition # Z-987, brought by Portia Law School, 303 Commonwealth Avenue, Boston, for a variance of off-street parking not provided to change occupancy from a one family to classrooms for adults in an Apartment (H-5) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed use is conditional in this district and would further encroach upon the residential character of this area. Furthermore, insufficient off-street parking would create an additional burden on an existing heavily congested area.

Petition # Z-988
Florence B. Pockwinse
29 Brimmer Street
Boston

Petitioner seeks a variance of insufficient off street parking to change occupancy from a one family to a lodging house in an Apartment (H-2-65) District. The proposal would offer a less desirable occupancy within this residential district and would intensify the serious traffic problems existing in the area. Five spaces are required and none provided. Transportation Department is opposed and denial is recommended.

VOTED: That in connection with Petition # Z-988, brought by Florence B. Pockwinse, 29 Brimmer Street, Boston, for a variance of insufficient off street parking to change occupancy from a one family to a lodging house in an Apartment (H-2-65) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal would offer a less desirable occupancy in this residential district and would intensify the serious traffic problems existing in the area.

Petition # Z-989
Christian Science Trust
80 Nottinghill Road
Brighton

Petitioner seeks a Forbidden Use and several dimensional variances to erect a three-story and basement - 48 unit - apartment building in a Residential (R-.5) District. Lot size, lot width, street frontage and open space are insufficient; floor area ratio and height of building are excessive. The immediate neighborhood consists of well-maintained one and two-family dwellings. The proposal is unreasonable and an infringement on this fine residential area. Denial is recommended.

VOTED: That in connection with Petition # Z-989, brought by Christian Science Trust, 80 Nottinghill Road, Brighton, for a Forbidden Use and several dimensional variances to erect a three story and basement - 48 unit - apartment building in a Residential (R-.5) District, the Boston Redevelopment Authority is opposed to the granting of the variances. The proposal is an unreasonable use of land and incompatible with the surrounding one and two-family homes.

Petition # Z-990
Edward Simone
(Gerald R. Cugini)
232 Commercial Street, Boston

Petitioner seeks a Forbidden Use to change occupancy from storage to one family and offices in a Light Manufacturing (M-2) District. The new owner proposes to rent three floors as office space and use the fourth floor for his own apartment. The proposed improvements will enhance the immediate area. The Waterfront project staff has no objection and approval is recommended.

VOTED: That in connection with Petition No. Z-990, brought by Edward Simone (Gerard R. Cugini), 232 Commercial Street, Boston, for a Forbidden Use to change occupancy from storage to one family and offices in a Light Manufacturing (M-2) District, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposed improvements will enhance the immediate area. All other requirements of the code have been met.

Petition # Z-991
Winnifred L. Hinds
32 Pleasant Street
Hyde Park

Petitioner seeks a Forbidden Use to change occupancy from a one to a two-family dwelling in a Single Family (S-.3) District. The building is a 2 and one-half story wooden frame and will lend to conversion without adversely affecting the neighborhood. Similar two family dwellings exist in the immediate area. Approval is recommended.

VOTED: That in connection with Petition # Z-991, brought by Winnifred L. Hinds, 32 Pleasant Street, Hyde Park, for a Forbidden Use to change occupancy from a one to a two-family dwelling in a Single Family (S-.3) District, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal is a reasonable use of the property and will not adversely affect the immediate neighborhood.

Petition # Z-993
Matson A. Nelson
91 Munroe Street, Roxbury

Petitioner seeks a variance of insufficient lot area per additional dwelling unit to change occupancy from three to four families in a Residential (R-.8) District. Petitioner states the property was purchased as a four family dwelling approximately 30 years ago and has been used as such to the present time. The Washington Park project has no objection and approval is recommended.

VOTED: That in connection with Petition # Z-993, brought by Matson A. Nelson, 91 Munroe Street, Roxbury, for a variance of insufficient lot area per additional dwelling unit, to change occupancy from three to four families in a Residential (R-.8) District, the Boston Redevelopment Authority has no objection to the granting of the variance. The occupancy, which apparently has existed for many years, will simply be legalized.

Petition # Z-994
New England Real Estate
Corporation
89 Myrtle Street, Boston

Petitioner seeks a change in a non-conforming use to convert a store and five apartments to a restaurant and five apartments in an Apartment (H-2-65) District. The property, located at the corner of Anderson Street, was formerly a drug store and is now vacant. Petitioner would retail pizza and fried clams. This type of business operation is incompatible with the residential character of the area and denial is recommended.

VOTED: That in connection with Petition # Z-994, brought by New England Real Estate Corporation, 89 Myrtle Street, Boston, for a change in a non-conforming use to convert a store and five apartments to a restaurant and five apartments in an Apartment (H-2-65) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed restaurant is incompatible with the residential character of this area.

Petition Nos. Z-995-996
Ambassador Realty Trust
100-102 Livermore Street
Hyde Park

Petitioner seeks two Forbidden Uses and several dimensional variances to erect two - 32 unit -apartment buildings in a Single Family (S-.5) District. The property is located near the Calvary and Mt. Hope Cemeteries and is relatively underdeveloped. Nonetheless, the violations are substantial and sufficient justification has not been provided. Denial is recommended.

VOTED: That in connection with Petition Nos. Z-995-996 brought by Ambassador Realty Trust, 100-102 Livermore Street, Hyde Park, for two Forbidden Uses and several dimensional variances to erect two - 32 unit - apartment buildings in a Single Family (S-.5) District, the Boston Redevelopment Authority is opposed to the granting of the petitions. The violations are substantial and would adversely affect the surrounding area.

Petition # Z-997
Timothy S. Fallon
104 Child Street
Jamaica Plain

Petitioner seeks two Forbidden Uses and a variance of off-street parking not provided to change occupancy from light repair of cars to truck and car storage and light repair in a Residential (R-.8) District. The property is surrounded by residences. To increase the existing non-conforming use would intensify traffic on this narrow street and adversely affect the residential character of the neighborhood. Transportation Department is opposed. Recommend denial.

VOTED: That in connection with Petition # Z-997. brought by Timothy J. Fallon, 104 Child Street, Jamaica Plain, for two Forbidden Uses and a variance of off-street parking not provided to change occupancy from light repair of cars to truck and car storage and light repair in a Residential (R-.8) District, the Boston Redevelopment Authority is opposed to the granting of the petition. To increase the existing non-conforming use would intensify traffic on this narrow street and adversely affect the residential character of the neighborhood.

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Petition # Z-998
Winston Properties Inc.
870 Beacon Street
Boston

Petitioner seeks a Forbidden Use to change occupancy from nine apartments to eight apartments and a real estate office in an Apartment (H-2) District. The property is located on the north side of Beacon Street at Audubon Circle. The proposal is consistent with similar commercial uses in the area. Approval is recommended.

VOTED: That in connection with Petition # Z-998, brought by Winston Properties Inc, 870 Beacon Street, Boston, for a Forbidden Use to change occupancy from nine apartments to eight apartments and a real estate office in an apartment (H-2) District, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal is consistent with similar commercial uses in the area.

Petition # Z-999
The Beth Israel Hospital
Association
320-350 Brookline Avenue
Boston

Petitioner seeks a variance from a former decision of the Board of Appeal to increase the parking fee schedule for automobile parking on its premises in an Apartment (H-3) District. The parking lot will continue to serve only doctors, employees, nurses, patients and visitors of the hospital and the proposed fee increase will meet the rising costs of maintaining and operating the parking lot. Recommend approval.

VOTED: That in connection with Petition # Z-999, brought by the Beth Israel Hospital Association, 320-350 Brookline Avenue, Boston, to vary from a former decision by the Board of Appeal in order to increase the parking fee schedule for automobile parking on its premises, the Boston Redevelopment Authority has no objection to the granting of the variance. The additional fees will help meet the increasing costs of maintaining and operating the lot.

Petition # Z-1000
Joseph Arangio Jr.
19 Beachview Road
East Boston

Petitioner seeks a variance of insufficient lot area per additional dwelling unit to erect a two-family dwelling in a Residential (R-.5) District. The property is located at the intersection of Beachview Road and Orient Avenue. Other two family dwellings exist in the area. The proposal is reasonable and approval is recommended.

VOTED: That in connection with Petition # Z-1000, brought by Joseph Arangio, Jr., for a variance of lot area per additional dwelling unit to erect a two family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposal is a reasonable use of land. Other two families exist in the area.

Petition # Z-1001-1002
Russell Zahlaway
37-41 Murdock Street
Brighton

Petitioner seeks three dimensional variances to subdivide a lot and erect a one family dwelling and garage in a Residential (R-.5) District. Lot width and frontage are deficient by a mere foot. Lot area for additional dwelling unit is also minimal. Approval is recommended.

VOTED: That in connection with Petition # Z-1001-1002, brought by Russell Zahlaway, 37-41 Murdock Street, Brighton, for three dimensional variances to subdivide a lot and erect a one family dwelling and garage in a Residential (R-.5) District, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposal will not adversely affect the neighborhood. The lot width, frontage and area violations are minimal.

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Petition # Z-992
Noddle Island Equipment
and Supply Corporation
108 Coleridge Street
East Boston

Petitioner seeks a Forbidden Use for the outdoor storage of commercial trailer vans in a Residential (R-.5) District. Thirteen one-car garages presently exist on the property in violation of the code. The area is predominantly one and two family homes. The General Plan indicates residential land use for this area. Continued storage of the vans would adversely affect the residential character of the area. Denial is recommended.

VOTED: That in connection with Petition # Z-992, brought by Noddle Island Equipment and Supply Corporation, 108 Coleridge Street, East Boston, for a Forbidden Use for the outdoor storage of commercial trailer vans in a Residential (R-.5) District, the Boston Redevelopment Authority is opposed to granting the petition. The proposal does not conform with the residential land use indicated in the General Plan. Continuation of this commercial use will adversely affect the surrounding residential homes.

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Francis X. Cuddy, Development Administrator

DATE: ~~December 7, 1967~~ DEC 8 1967

SUBJECT: ZONING REFERRALS - ADDENDUM

Petition No. Z-1003
Logan Realty Trust
1030 Bennington Street
East Boston, Mass.

Petitioner seeks two dimensional variances to change occupancy from stores and assembly hall to ten apartments in a Local Business (L-1) District. The property, an abandoned two-story wooden structure, is located directly opposite the Orient Heights MBTA station. The proposal, which includes exterior rehabilitation, will enhance the immediate neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-1003, brought by Logan Realty Trust, 1030 Bennington Street, East Boston, for two dimensional variances to change occupancy from stores and assembly hall to ten apartments in a Local Business (L-1) District, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal will restore an abandoned property and enhance the general character of the neighborhood.

Petition No. Z-1004
International Food
Service Inc.
501 Old Colony Avenue,
South Boston

Petitioner seeks a Forbidden use and a front yard variance to erect a one-story restaurant in an Apartment (H-1) District. The petitioner proposes to conduct a fried chicken take home store with a seating capacity for 12 persons. The site, located opposite Columbus Park, abuts the Old Harbor Village housing project. This type of business operation with its accompanying activity will have an adverse affect on this residential area. Recommend denial.

VOTED: That in connection with Petition No. Z-1004, brought by International Food Service Inc., 501 Old Colony Avenue, South Boston, for a forbidden use and a front yard variance to erect a one-story restaurant in an Apartment (H-1) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed operation, with its accompanying activity, will have an adverse affect on this residential area.

Petition No. Z-1005
Harvey S. & Ruth B. Miller
15-21 St. Ann Street
Jamaica Plain

Petitioner seeks a change in a non-conforming use to change occupancy from garage, office, assembly and distribution of electronic parts to garage, office, sale and distribution of welding equipment, machinery, electronic equipment and components and repair in a Local Business (L-5) District. The petitioner also requests that exterior repair work be permitted. The property is located at the corner of Asticou Road. The proposal is more incompatible than the former use and will adversely affect the surrounding residential area. Recommend denial.

VOTED: That in connection with Petition No. Z-1005, brought by Harvey S. and Ruth B. Miller, 15-21 St. Ann Street, Jamaica Plain, for a change in a non-conforming use to change occupancy from garage, office, assembly and distribution of electronic parts to garage, office, sale and distribution of welding equipment, machinery, electronic equipment and components and repair in a Local Business (L-5) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal is more incompatible than the former use and will adversely affect the surrounding residential area.

Petition No. Z-1006
A Munster
31 Ocean Street
Dorchester

Petitioner seeks two yard variances to change occupancy from a two-car garage to a one family and two car garage in a Residential (R-.5) District. The structure is a 2½ story wood barn adjacent to and in the rear of a nursing home. The petitioner, who is part owner of the nursing home, would occupy the apartment. The proposal is reasonable and approval is recommended.

VOTED: That in connection with Petition No. Z-1006, brought by A. Munster, 31 Ocean Street, Dorchester, for two yard variances to change occupancy from a two car garage to a one family and two car garage in a Residential (R-.5) District, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal is a reasonable use of an existing structure.

Petition No. Z-1007
Wesley Methodist Church
in Dorchester
37 Evans & 79 Stanton Streets
Dorchester

Petitioner seeks a Forbidden Use to change occupancy from a church to a private club in a Residential (R-.8) District. The petitioner cites that a dwindling congregation and financial hardship have necessitated the proposed change. Nonetheless, the proposal is inconsistent with and will adversely affect the residential character of this neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1007, brought by Wesley Methodist Church in Dorchester, 37 Evans & 79 Stanton Streets, Dorchester, for a forbidden use to change occupancy from a church to a private club in a Residential (R-.8) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal is inconsistent with and will adversely affect the residential character of this neighborhood.

Petition No. Z-1008
Carlson Lumber Company, Inc.
236 Rear Spring Street
West Roxbury

Petitioner seeks a Forbidden use and two yard variances to erect a shelter for the storage of lumber in a Single Family (S-.5) District. The storage area has existed for many years. The shelter will provide protection for lumber presently stored in the open. A similar petition was granted by the Board of Appeal in 1964 but petitioner was unable to build. Approval is recommended.

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VOTED: That in connection with Petition No. Z-1008, brought by Carlson Lumber Company, Inc. 236 Rear Spring Street, West Roxbury, for a Forbidden Use and two yard variances to erect a shelter for the storage of lumber in a Single Family (S-.5) District, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal will have no adverse affect on the surrounding area.